

125.0

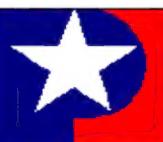
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Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
983,800 / 983,800
983,800 / 983,800
983,800 / 983,800
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		NEWMAN WAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LOVETTE BRENDA/ TRUSTEE	
Owner 2: BREANDA LOVETTE REVOCABLE TR	
Owner 3:	

Street 1: 40 NEWMAN WAY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: LOVETTE BRENDA -

Owner 2: -

Street 1: 40 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .093 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2516 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4069		Sq. Ft.	Site		0	90.	1.33	10									487,865						487,900	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
104		4069.000	495,900		487,900	983,800		
Total Card		0.093	495,900		487,900	983,800	Entered Lot Size	
Total Parcel		0.093	495,900		487,900	983,800	Total Land:	
Source: Market Adj Cost				Total Value per SQ unit /Card: 391.02		/Parcel: 391.02	Land Unit Type:	

User Acct
80343
GIS Ref
GIS Ref
Insp Date
04/13/18

19678!	
PRINT	
Date	Time
12/30/21	09:26:56
LAST REV	
Date	Time
07/08/21	18:59:32
mmcmakin	
9678	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID: 125.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	495,900	0	4,069.	487,900	983,800		Year end	12/23/2021
2021	104	FV	473,100	0	4,069.	487,900	961,000		Year End Roll	12/10/2020
2020	104	FV	473,100	0	4,069.	487,900	961,000		Year End Roll	12/18/2019
2019	104	FV	366,700	0	4,069.	515,000	881,700	881,700	Year End Roll	1/3/2019
2018	104	FV	366,700	0	4,069.	379,400	746,100	746,100	Year End Roll	12/20/2017
2017	104	FV	343,700	0	4,069.	363,200	706,900	706,900	Year End Roll	1/3/2017
2016	104	FV	343,700	0	4,069.	336,100	679,800	679,800	Year End	1/4/2016
2015	104	FV	305,800	0	4,069.	281,900	587,700	587,700	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVETTE BRENDA,	78113-366		6/28/2021	Convenience		No	No		Warranty Deed
ODONNELL WILLIA	65863-225		8/5/2015		660,000	No	No		
ODONNELL WILLIA	23104-158		4/22/1993			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1654	Redo Kit	15,800	C				
10/19/2018	1558	Re-Roof	15,890	C				
7/1/2016	915	Manual	3,698		7/1/2016			Insulate 1400sf vi

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS&NOTICE	CC	Chris C
6/29/2016	Sales Review	PT	Paul T
11/22/2008	Meas/Inspect	345	PATRIOT
4/25/2000	Inspected	276	PATRIOT
10/29/1999	Measured	266	PATRIOT
7/27/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____

